



VARIANCE APPLICATION (COMMERCIAL)

File Number: _____ (to be filled in by City Staff) **Parcel #:** _____

Project Name: _____

Project Address: _____

Description of project: _____

Applicant Name: _____

Applicant Address: _____

Applicant Phone Number: _____ **Fax Number:** _____

E-Mail Address: _____

_____ affirms that he is/ she is/ they are the owners/ specifically authorized agent of the property located at: _____

_____ petitions the City of Fayetteville Planning and Zoning Commission to consider a request for a variance from Section # _____, _____, of the City of Fayetteville Zoning Ordinance.

Requirement stated in the Zoning Ordinance: _____

Variance request: _____

The City of Fayetteville Planning and Zoning Commission may grant a variance if the following conditions are met: (Applicant to complete)

Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography? Please explain.

- ◆ *Applications will not be considered complete until all items have been supplied. Incomplete applications will NOT be placed on the Planning & Zoning Commission agenda and will be returned to the applicant.*
- ◆ *All items must be reviewed and approved by Staff & must be in compliance with current City Ordinances.*
- ◆ *The City shall have five business days in order check applications for completeness.*

Would the application of these regulations create a practical difficulty or unnecessary hardship? If yes, is the hardship self-created?

What conditions are peculiar to this property that are not experienced by other properties in the same area or zoning district?

If granted, explain how the variance would not impair the purposes and intent of the applicable section of the zoning ordinance.

Explain how a literal interpretation of zoning ordinance would deprive the applicant of any rights that other in the same district are allowed.

The applicant tenders herewith the sum of **\$400.00** to cover the expenses of staff administrative review, legal advertising, and public hearings.

☐ **Date Paid:** _____

☐ **Signature of the Applicant:** _____

☐ **Notary Public:** _____

Public hearing is to be held on _____ at 7:00 p.m. at City Hall located at:
240 South Glynn Street, Fayetteville, GA 30214.

Staff Signature: _____

Date: _____

P&Z Work Session: _____

P&Z Voting Meeting: _____

Date to be advertised: _____

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APPLICATION/CHECKLIST

*All items must be submitted by 12:00 noon on the day of the deadline. Return this APPLICATION/CHECKLIST with submittal. Incomplete submittals **will not be reviewed**.*

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| <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Eight (8) black line copies of the development site plan and elevations for departmental review. To include: <ul style="list-style-type: none"> ▪ Vicinity map showing project location, north arrow, graphic scale & date ▪ Property boundary lines, with bearings & distances ▪ Existing roads, streets, highways, & respective r-o-w widths on or adjacent to property ▪ Existing drainage ditches, canals, water courses, and drainage easements on or adjacent to the property ▪ Existing buildings, structures, and facilities on development property and adjacent property ▪ All existing utility lines on or adjacent to the property ▪ Adjacent property land uses, zoning and property owner names <input checked="" type="checkbox"/> Ten (10) 11"x 17" copies of the site plan & elevations for Commission review. <input checked="" type="checkbox"/> TIFF of JPEG file of site plan & elevations <input checked="" type="checkbox"/> Narrative describing nature & scope of project <input type="checkbox"/> Wetlands boundary determination & certification (USACofE) <input type="checkbox"/> Topographic Survey, drainage plan and stormwater runoff calculations <input type="checkbox"/> Grading & utility plan, including: <ul style="list-style-type: none"> ▪ Final design & layout of underground electric, telephone, gas & cable TV utility lines <input type="checkbox"/> Soil erosion & sediment control plan, including: <ul style="list-style-type: none"> ▪ Detail sheets for soil erosion & sediment control facilities, | <ul style="list-style-type: none"> stormwater management facilities and utility profiles <input type="checkbox"/> Stormwater Management Plan, showing downstream impact & final disposition of water <input checked="" type="checkbox"/> Tree Protection Plan (TPP) including: <ul style="list-style-type: none"> ▪ Tree survey & identified trees requested for removal ▪ Tree protection zones and proposed tree protection methods ▪ Tree planting & replacement plan ▪ Name, registration & contact info for responsible professional <input type="checkbox"/> Lighting Plan, conforming to the provisions of Sec. 94-322 <input type="checkbox"/> Existing & proposed fire hydrant locations <input checked="" type="checkbox"/> Proposed access to existing roads, circulation routes, parking space layout & dimensions <input checked="" type="checkbox"/> Proposed setbacks, buffers, open spaces areas & landscaped areas <input type="checkbox"/> Final water supply & sewage disposal plans <input type="checkbox"/> Letters of capability & commitment to serve water, sewer, electric, telephone, & cable TV from the affected agencies <input type="checkbox"/> DNR permits & approvals <input type="checkbox"/> DOT encroachment permit <input type="checkbox"/> Fire safety standards approval by Fire Official <input type="checkbox"/> Mainstreet Director's certification of compliance (for projects within Mainstreet District) <input type="checkbox"/> Other applicable agency permits or approvals listed below: |
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